

## DECLINE IS NOTED IN REAL ESTATE SALES THIS WEEK

One Hundred and Thirty  
Deals Closed as Against  
173 Last Week.

## INCREASED ACTIVITY IN LOAN BUSINESS

Feature of Money Market Is Re-  
cording of Trust for \$275,000  
on Apartment House.

A sharp decline is noticeable this week in the number of sales of real estate closed by the brokers. A combination of Easter demands and the pocketbooks of prospective purchasers and an unreasonable coolness in the weather of several days this week have been potent causes of the depression.

The business of the week started well, on Tuesday twenty-eight sales being closed, and Wednesday twenty-five. The completion of thirty-four transactions. This latter day's business is only three sales below the year's record for a day. The other days of the week fell far below the average, so that a computation for the week discloses only 130 sales closed, as against a record of 173 sales during the preceding six days.

Showing for Week.

There were 377 lots and parcels of real estate included in the showing for this week, as compared with 356 last week, a clear gain of 122 lots.

Suburban real estate was most in demand this week, as many as 246 parcels—nearly the entire volume of last week's business—being transferred in this section. The northwest ranked next in the number of lots sold, having fifty-five to its credit, followed closely by the near-urban district with thirty-seven lots conveyed.

There was a noticeable activity in the southeastern property this week, where twenty-two lots changed hands. In the northeast were sold thirteen lots, and in the southwest four lots.

Increased activity is also shown this week in the loan department. The total of loans for the week reached \$285,282.00, an advance of \$40,000 over the figures for the first six days of April. This sum was borrowed on the security of 350 lots at an average interest rate of 5.8 per cent.

That it is not only cheaper, but more businesslike to settle tax bills on real estate before the property is sold for delinquent taxes seems to have been impressed on the minds of real estate owners this year. In the report made by the collector of taxes to the recorder of deeds during the week, there were 250 lots less enumerated than in his report for 1911. The total number of lots sold for failure to pay taxes during the week, as shown by the report of this week, was 5,637. Last year's report showed 5,381 lots.

The tax sale report of this year comprises 334 large pages of typewriting, and the record of the sale of property of Columbia was \$568.60. Last year's report took up 363 pages and cost the district \$573.05 to record.

Feature of the money market this week was the recording of a trust for \$275,000 on the Ontario apartment house, at Ontario road and Poplar avenue. The trust was given to the National Savings and Trust Company to secure the payment of bonds aggregating \$275,000, payable March 1, 1932, with interest at 5 per cent.

The next largest trust of the week was for \$50,000 deferred purchase price on the property at the northwest corner of Twentieth street and Massachusetts avenue northward, owned by J. H. Holter. The loan is to run ten years and to bear interest at 4 1/2 per cent.

The bond issue of the city of Washington to swell the figures for straight loans to \$523,836.00. The sum of all the notes given for deferred purchase money was \$296,146.00. The building associations advanced to members \$90,000.

County property had the lion's share of the loan business, the sum of \$50,000 being borrowed on property outside the city limits. In the northwest loans aggregated \$225,316.67, while the record of the other city sections was northeast, \$33,750; southeast, \$40,290, and southwest, \$3,850.

## A. O. Tingley Buys Eleven-Room Residence

A. O. Tingley has purchased the three-story, eleven-room residence at the northeast corner of Fourteenth and Euclid streets northwest, for \$12,500. The sale was made through the office of the N. L. Sanbury Company. The lot is 60x100 feet in size. Mr. Tingley will occupy the house.

## Simpson Buys Lot In North Chevy Chase

Robert Simpson has purchased from William H. Walker a lot on North Chevy Chase fronting ninety feet on Connecticut avenue. The purchaser is having plans prepared for a dwelling to cost about \$5,000 work upon which will begin next week. The Cranford Paving Company has commenced the work of laying a macadam sidewalk in this subdivision.

## Henry Hartung Buys Eight-Room House

Henry Hartung has purchased from Harry Wardman the two-story and attic, eight-room house, at 4510 Fourteenth street northwest, for \$6,500. The sale was made through the office of Phillips & Sager. They also report the sale to John H. Putland of the six-room dwelling at 1389 Newton street northwest.

## Houses Sold on Ingleside Terrace

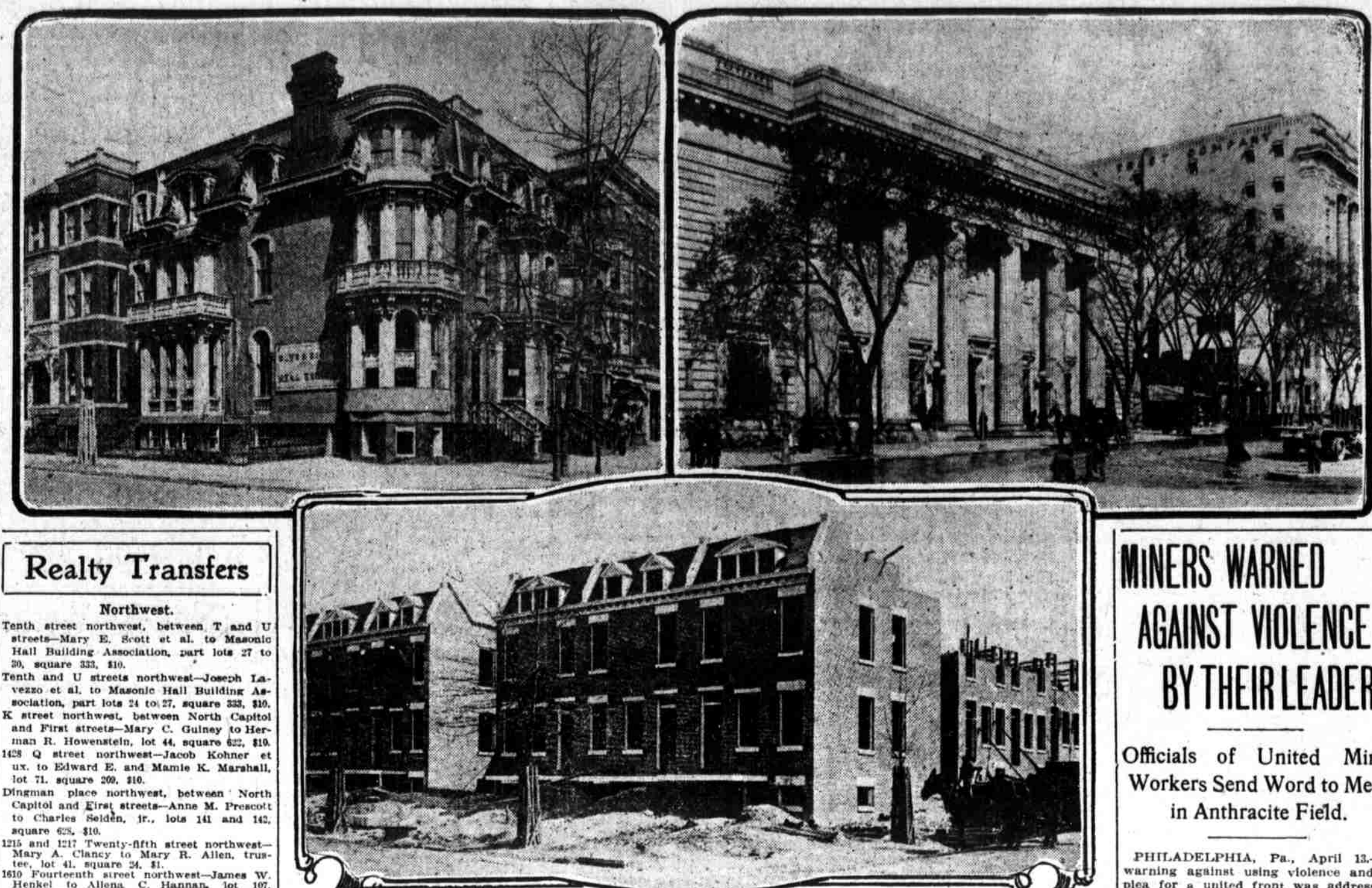
James O'Donnell has sold five of the three-story ten room houses between 1830 and 1870 Ingleside terrace which he recently purchased and put on the market last Sunday. The houses were sold for \$4,250 each.

## Store Sold.

Gardner & Dent have sold for J. J. McLean the store and dwelling at 231 Georgia avenue northwest for \$5,500 to a Washington investor.

## Business Structures to Undergo Important Improvements, and New House Operation

Building at northwest corner of Fourteenth and I streets which is to be modernized. West side of Fifteenth street, where new eleven-story building is to be erected.



Section of new house operation at Harvard street and Sherman avenue, where nearly 100 houses are being erected.

At streets—Charles Seiden, Jr., et al. to Anne M. Prescott, part lot 4, square west of 1002, lot 4, square 230, lot 4, square 231, lot 4, square 232, lot 4, square 233, lot 4, square 234, lot 4, square 235, lot 4, square 236, lot 4, square 237, lot 4, square 238, lot 4, square 239, lot 4, square 240, lot 4, square 241, lot 4, square 242, lot 4, square 243, lot 4, square 244, lot 4, square 245, lot 4, square 246, lot 4, square 247, lot 4, square 248, lot 4, square 249, lot 4, square 250, lot 4, square 251, lot 4, square 252, lot 4, square 253, lot 4, square 254, lot 4, square 255, lot 4, square 256, lot 4, square 257, lot 4, square 258, lot 4, square 259, lot 4, square 260, lot 4, square 261, lot 4, square 262, lot 4, square 263, lot 4, square 264, lot 4, square 265, lot 4, square 266, lot 4, square 267, lot 4, square 268, lot 4, square 269, lot 4, square 270, lot 4, square 271, lot 4, square 272, lot 4, square 273, lot 4, square 274, lot 4, square 275, lot 4, square 276, lot 4, square 277, lot 4, square 278, lot 4, square 279, lot 4, 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